## Third District Court of Appeal

## **State of Florida**

Opinion filed December 19, 2018. Not final until disposition of timely filed motion for rehearing.

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No. 3D17-1845 Lower Tribunal No. 15-2717

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## Francisco J. Placencia,

Appellant,

VS.

## Bank of New York Mellon, etc.,

Appellee.

An Appeal from the Circuit Court for Miami-Dade County, William Thomas, Judge.

Dennis A. Donet, P.A., and Dennis A. Donet, for appellant.

DeLuca Law Group, PLLC, and Shawn Taylor (Fort Lauderdale), for appellee.

Before LAGOA, SALTER, and SCALES, JJ.

PER CURIAM.

Affirmed.